

Owner's Statement of Proposed Use and Description of the Project.

The project located at 1901 44th Avenue North is to operate the Roots Community Birth Center, a freestanding birth center serving low risk birthing families. There are no zoning change requests being made. There are no significant changes being made to the building or surrounding structures. The Birth Center will be licensed by the MN Department of Health, a license that is granted based on accreditation by the CABC (Center for the Accreditation of Birth Centers) a national organization which establishes clinical, operational, and emergency criteria for all birth centers.

A written statement by the applicant which addresses the following required findings:

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
- (2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (3) Adequate utilities, access roads, drainage, and other necessary measures, have been provided and/or are already in place.
- (4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
- (5) The conditional use is consistent with the applicable policies of the comprehensive plan.
- (6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The interim use permit for the Roots Community Birth Center will not interfere with the public health, safety, comfort or welfare. If anything it will increase it. This project is designed to blend into the community and be a service to the residents in the surrounding area by bringing a much needed service to the area. The traffic generated by the Roots Community Birth Center will not be excessive as clients are seen on an individual basis and not in large numbers. Our focus is on individualized care, not volume. The location of the building has ample road and side street access and will not generate congestion.

B. AARON PARKER & ASSOCIATES | METROPELIGO, P.C.
architecture + urban design

16 September 2015

WEBBER CAMDEN NEIGHBORHOOD ORGANIZATION
Ms. Roberta Englund
WCNO
1206 37TH Ave N
Minneapolis, MN 55412
INFO@WEBBERCAMDEN.ORG

Dear Ms. Englund,

It is my pleasure to inform you that Rebecca Polston, CPM, intends to establish Roots Community Birth Center at 1901 N. 44th Avenue in the Camden Webber Neighborhood to provide midwifery services in a quiet, home-like setting.

The Roots Community Birth Center will be a freestanding birth center serving low risk birthing families. There are no zoning change requests being made. There are no significant changes being made to the building or surrounding structures. The Birth Center will be licensed by the MN Department of Health, a license that is granted based on accreditation by the CABC (Center for the Accreditation of Birth Centers) a national organization which establishes clinical, operational, and emergency criteria for all birth centers.

She has requested that I act as applicant for an Interim Use Permit fro the premises.

If you have any questions, please contact me.

Sincerely,


B. Aaron Parker, AIA

B. AARON PARKER & ASSOCIATES | METROPELIGO, P.C.
architecture + urban design

16 September 2015

Barbara Johnson, City Council President
Ward 4 Councilmember City of Minneapolis
350 S. 5th St., Room 307
Minneapolis, MN 55415
(612) 673-2204

Honorable Barbara Johnson,

It is my pleasure to inform you that Rebecca Polston, CPM, intends to establish Roots Community Birth Center at 1901 N. 44th Avenue in the Camden Webber Neighborhood to provide midwifery services in a quiet, home-like setting.

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Sincerely,

A handwritten signature in black ink, appearing to read "B. Aaron Parker", with a long horizontal line extending to the right.

B. Aaron Parker, AIA

P. Intrapartum Transfer

Policy

1. Clients who present with evidence of intrapartum risk will be transferred to the hospital for collaborative or physician management.
2. In non-emergency situation, means of transfer will be decided upon by midwife and family. This will generally be by private car, but is dependent upon status of labor and condition of mother.
3. The chart will be sent to receiving facility by e-fax.
4. The attending midwife will accompany the family to the hospital.
5. Emergency phone numbers shall be posted next to the phone, and all staff members will be oriented as to how to use. Staff may also program the numbers into personal cell phones.
6. Emergency transfer procedure for mother and infant will be known by all staff members, and drills will be held at regular intervals.

Procedure

1. Criteria
 - a. In general, the following situations will require ambulance transfer:
 - 1) Cord prolapse
 - 2) Uncontrolled hemorrhage
 - 3) Maternal seizures
 - 4) Severe fetal distress
 - 5) Newborn requiring resuscitation during transport
 - 6) Any transport required with birth imminent
 - 7) Any situation in which it is midwife's judgment that transport is best accomplished per ambulance
 - b. In an emergency, if midwife judges that transport can be accomplished faster via private car, and ambulance personnel and equipment are not needed, car transport may be initiated.
2. Non-Emergency Transfer
 - a. The decision to transfer will be made by the midwife and family.
 - b. The midwife or assistant will notify the receiving hospital of the transfer.
 - c. The mother will be prepared for transfer, records completed and e-faxed
 - d. Mother will be assisted to vehicle.
 - e. The midwife will accompany family to hospital and remain with them until the situation has been resolved

3. Emergency Transfer

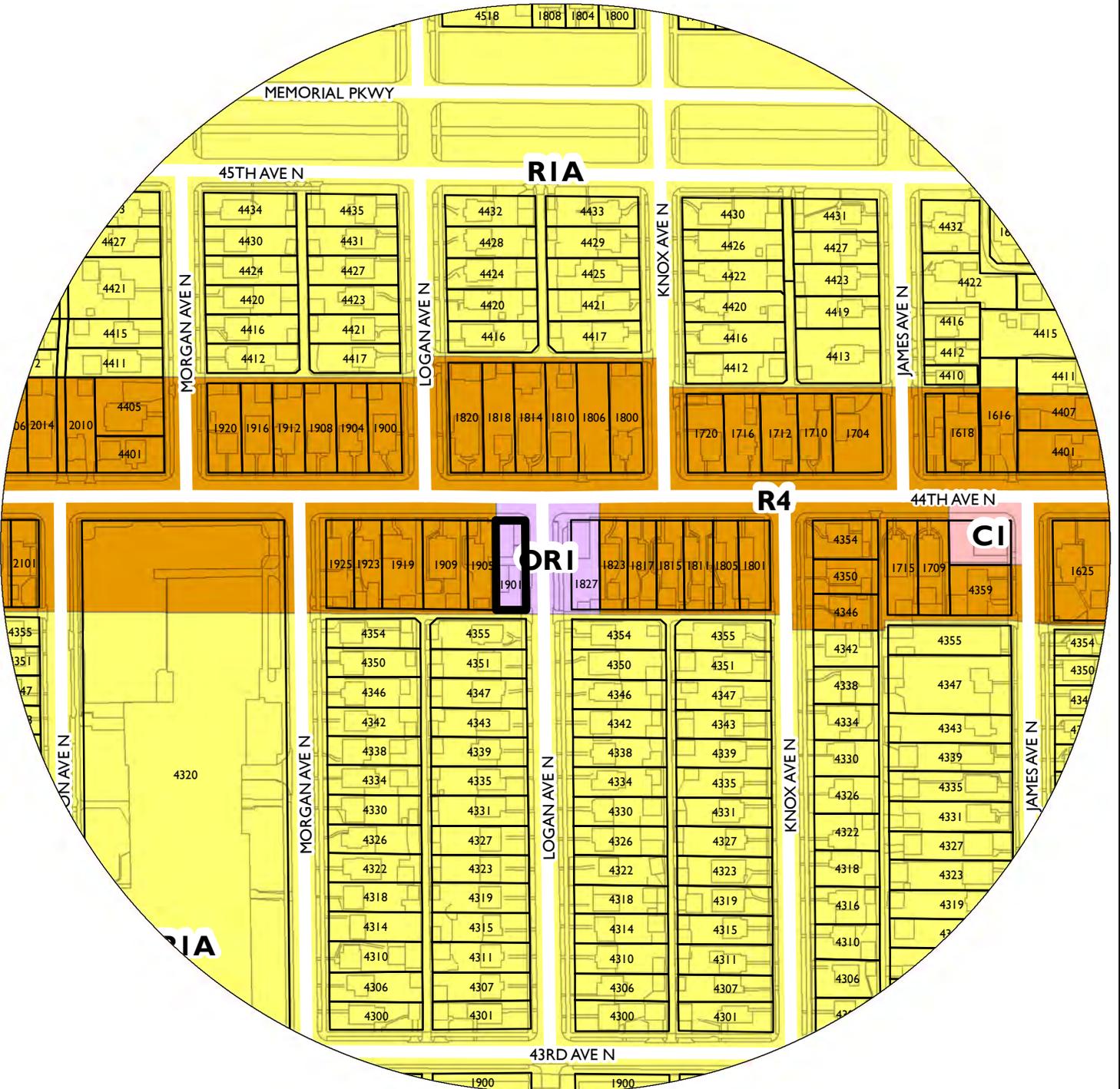
- a. As soon as the problem is identified, the midwife will inform the receiving hospital.
.
- b. The midwife will attend to the mother as necessary and accompany client in the ambulance to the hospital.
- c. The birth assistant will:
 - 1) Call 911 and state “ I am calling from the Community Birth Center requesting load and go transport of a patient. We are located at 1901 44th Avenue North , Minneapolis, our phone number is 612-338-2784, please pull up to front door we will direct you inside”
 - 2) Turn on front lights.
 - 3) Assist MIDWIFE in attending mother and preparing for transfer.
 - 4) Record all times and other notes on emergency timesheet.
 - 5) Meet ambulance attendants.
 - 8) After family and midwife have left center, call receiving unit with:
 - a) estimated time of arrival
 - b) status report
 - c) send records
 - 9) Perform usual clean-up and closure of center
 - 10) Join team at hospital if indicated

Roots Community Birth Center

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1901 44th Avenue North

FILE NUMBER

BZZ-7409

NOTES IN SUPPORT OF AN INTERIM USE PERMIT

CODE ANALYSIS

PID: 04-029-24-22-0076
Address: 1901 44th Avenue North
Minneapolis MN 55412

Year Built: 1927
Occupancy: Birth Center - requires Conditional Use Permit in District OR1
Use Classification: Business - Ambulatory Care Facility
Construction Type: V B
Unsprinklered Structure

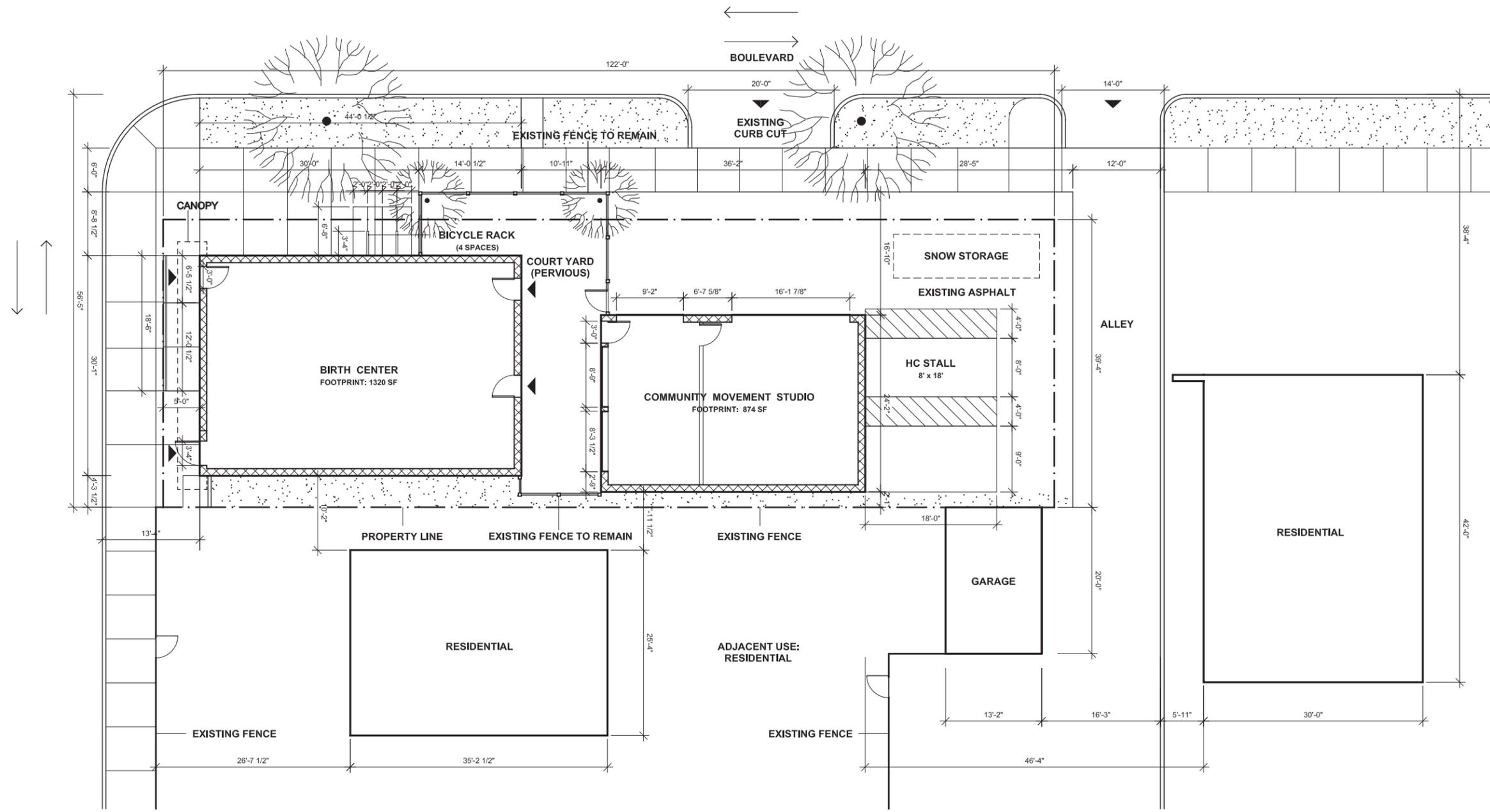
Zoning District: OR1
Parcel Size: 4795sf
Site Coverage: 2194sf
Other Impervious Surfaces: 1917sf (existing to remain)
Percentage of lot coverage: 46% OK
Minimum Lot Area Requirement: 4000sf. Actual: 4795sf. OK
No Minimum Lot Width Requirement - OK
FAR Maximum: 1.0 Actual: 3514/4795 = 0.73 OK

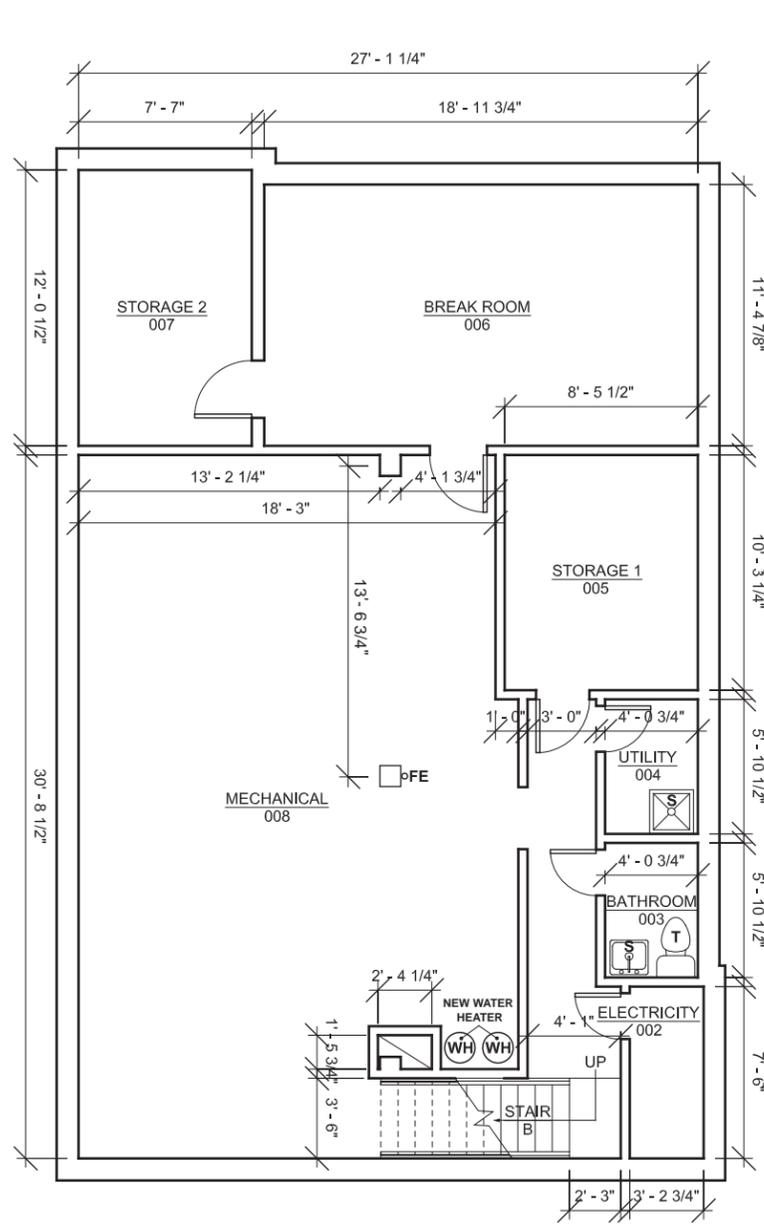
Setbacks: No change to exterior of structure
Parking requirements: One Stall per birthing room = two (2) stalls or one stall plus four bicycle parking spaces.

The premises will be converted from residential use to be used to operate the Roots Community Birth Center, a freestanding birth center serving low risk birthing families. There are no significant changes being made to the building or surrounding structures.

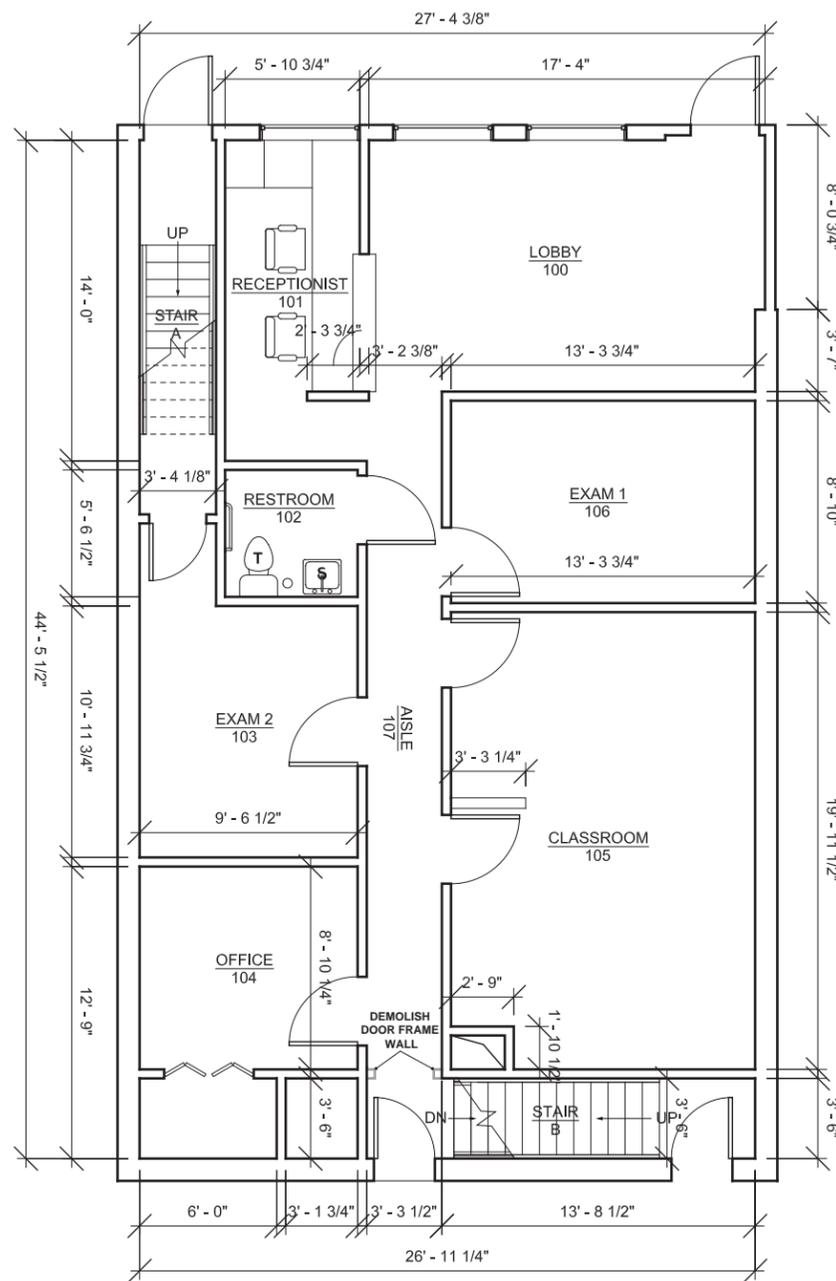
SCOPE OF WORK

Demolition of closet walls
New Flooring on second floor
New Paint throughout
Repair ceiling and soffits where necessary
Plumbing :
• New birthing tub with access panel
• New water heater
New signage
New bicycle racks (4 stalls) with new concrete foundations

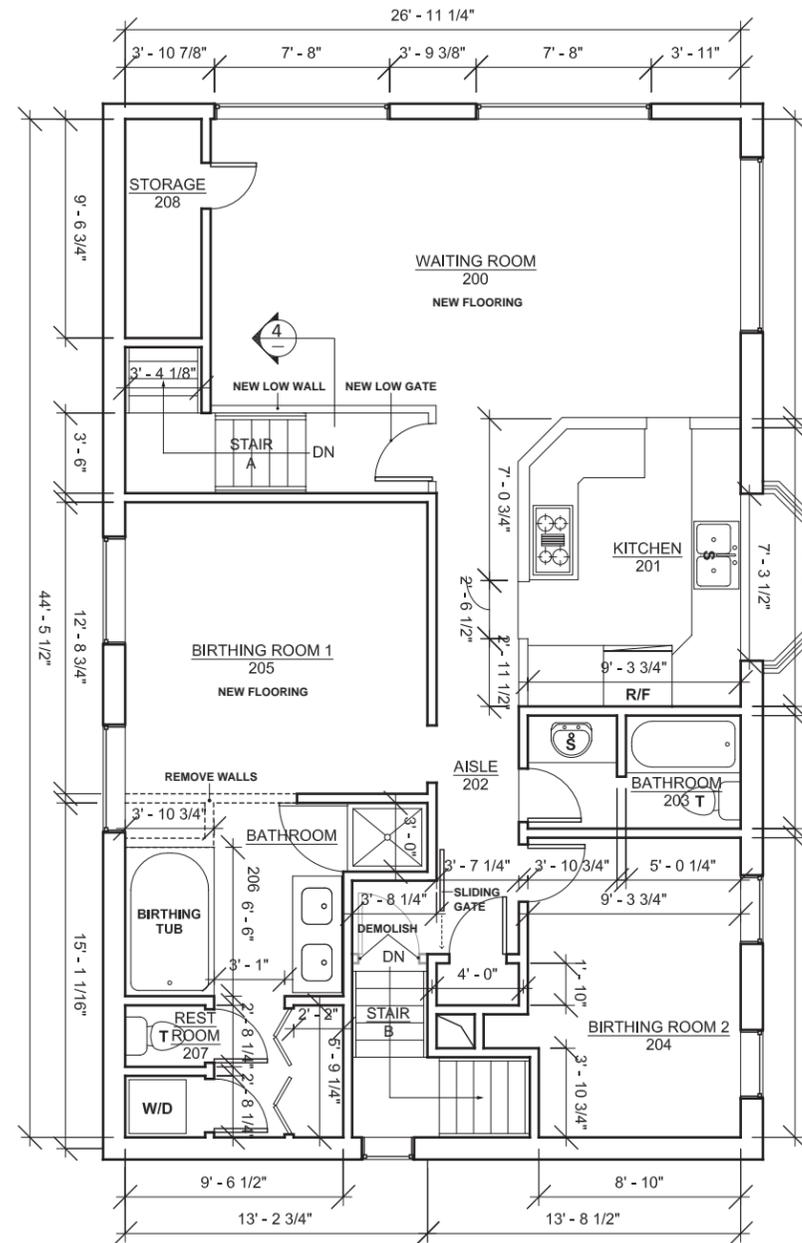




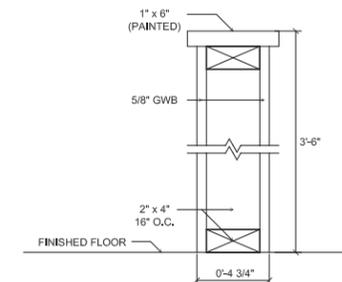
1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 NEW LOW WALL
SCALE: 1" = 1'-0"



